



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held April 1, 2008, the Board took the following action:

8

The following statement was entered into the record for Supervisor Molina:

“The County of Los Angeles (County) owns an approximately 75,602 square foot parcel of land located at 5019 East Third Street, East Los Angeles (County Property). The County Property is improved with a 26,507 square foot building which functions as the Sheriff’s East Los Angeles Station, providing law enforcement services for the unincorporated County area and the contract city of Commerce.

“The adjacent landowner, developer National Community Renaissance of California (National CORE), is endeavoring to develop an affordable housing project located at 5051 East Third Street, East Los Angeles (Project). National CORE, a 501 (c)(3) nonprofit corporation, currently owns, manages or has developed approximately 10,000 affordable apartment units throughout the greater Southern California area.

“Commonly referred to as the 3rd and Woods Family Project, National CORE’s development project will be comprised of 60 low-income multifamily rental units together with a commercial/retail component. The development’s location is within close proximity to public transportation (about one city block away from the last stop of the Gold Line extension), and within walking distance from parks, schools, health centers, markets and libraries.

“To help facilitate the project, National CORE is seeking to acquire from the County an approximately 1,500 square foot unimproved portion of the County Property (located at its eastern border). The portion of the County Property to be acquired by National CORE is not currently being used for County purposes nor is there any foreseeable use for such property in the future. The proposed conveyance does not conflict or interfere with the operations of the Sheriff’s Station.

(Continued on Page 2)

“The proposed conveyance is authorized by California Government Code Section 26227 which provides that in the furtherance of establishing programs that serve a public purpose, the Board may make available any real property of the County (which is not needed for County purposes) to a nonprofit corporation in order to implement those programs. In that regard, the public purpose being served by this conveyance is the establishment of affordable housing for County constituents seeking to reside in the greater East Los Angeles area.

“Compensation for granting the proposed conveyance will be National CORE’s commitment to provide the proposed housing in accordance with the acceptable guidelines for affordable housing. National CORE has indicated that the project will provide 59 rental units designated for low-income families pursuant to the following income levels: six units offered at 30% Area Median Income (AMI); nine units offered at 45% AMI; 44 units offered at 50% AMI; and one unit required for an on-site manager which will not be income restricted.

“In order to secure National CORE’s commitment, the deed of conveyance used in this transaction will impose restrictions to provide affordable housing at the indicated income levels. In the event that National CORE does not maintain the project’s affordable housing status, all right, title and interest in the real property shall automatically revert back to the County.”

Arnold Sachs addressed the Board.

After discussion, at the suggestion of Supervisor Molina, and on motion Supervisor Yaroslavsky, seconded by Supervisor Knabe, unanimously carried (Supervisor Molina being absent), the Board took the following actions:

1. Made a finding that the portion of the County property to be conveyed, located at 5051 East Third Street, East Los Angeles (1), is not needed for County purposes, and that the proposed conveyance of said property is categorically exempt from California Environmental Quality Act under Class 12 of the County’s Environmental Document Reporting Procedures and Guidelines and Section 15312 of the State CEQA Guidelines (Surplus Government Property Sales);

(Continued on Page 3)

8 (Continued)

2. Made a finding that the development of 60 affordable rental units offered for low-income families and seniors serves a public purpose which benefits the County and its residents;
3. Approved the conveyance for an approximately 1,500 sq ft unimproved portion of the County property located at 5019 East Third Street, East Los Angeles (1), to National CORE on a gratis basis, in exchange for National CORE's commitment to maintain the 3rd and Woods Family Project consistent with the established guidelines for affordable housing. National CORE has committed to offer 59 rental units designated for low-income families pursuant to the following income levels: 6 units offered at 30% Area Median Income (AMI); 9 units offered at 45% AMI; 44 units offered at 50% AMI; and 1 unit required for an on-site manager which will not be income restricted. The 3rd and Woods Family Project shall provide housing and services that are equally available and open to County residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to County residents of incorporated areas not equally accorded County residents of unincorporated territory. In the event National CORE does not comply with the provisions as indicated, all rights, title and interest in the portion of the County property to be conveyed shall automatically revert back to the County; and
4. Authorized the Chief Executive Officer to finalize and execute all documents necessary to complete the subject transaction upon review and approval by County Counsel.

09040108\_8

Copies distributed:

Each Supervisor  
Chief Executive Officer  
County Counsel